060.0	0005	0011.C	1 of 1	Commercial
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	755,100 /	755,100
USE VALUE:	755,100 /	755,100
ASSESSED:	755,100 /	755,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PARK AVENUE SERVICE LLC
Owner 2:	
Owner 3:	
Street 1:	6 DOLORES DR
Street 2:	
Twn/City:	BURLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	01803 Type:

PREVIOUS OWNER

Owner 1:	MERJANIAN PAUL D -
Owner 2:	-
Street 1:	12 REDCOAT LANE
Twn/City:	BURLINGTON
St/Prov:	MA Cntry
Postal:	01803

NARRATIVE DESCRIPTION

This parcel contains .12 Sq. Ft. of land mainly classified as Service St. with a Service Stat Building built about 1950, having primarily Stucco Exterior and 1288 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
334	5208.000	156,000	81,000	518,100	755,100
Total Card	0.120	156,000	81,000	518,100	755,100
Total Parcel	0.120	156,000	81,000	518,100	755,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 586.26 | /Parcel: 586.26

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	39997
GIS Ref	
GIS Ref	
Insp Date	06/27/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 060.0-0005-0011.C

!5269!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	334	FV	156,000	81000	5,208.	518,100	755,100		Year end	12/23/2021
2021	334	FV	156,000	81000	5,208.	509,800	746,800		Year End Roll	12/10/2020
2020	334	FV	156,000	81000	5,208.	501,400	738,400	738,400	Year End Roll	12/18/2019
2019	334	FV	138,700	84100	5,208.	468,000	690,800	690,800	Year End Roll	1/3/2019
2018	334	FV	138,700	84100	5,208.	417,800	640,600	640,600	Year End Roll	12/20/2017
2017	334	FV	138,700	84100	5,208.	367,700	590,500	590,500	Year End Roll	1/3/2017
2016	334	FV	138,700	84100	5,208.	275,800	498,600	498,600	Year End	1/4/2016
2015	334	FV	110,400	86400	5,208.	234,400	431,200	431,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:54:14

LAST REV

Date	Time
07/08/21	18:08:57
mmcmakin	

USER DEFINED

Prior Id # 1:	39997
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5269

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MERJANIAN PAUL	78065-442	1	6/21/2021	Convenience	1	No	No		
	19331-120		9/1/1988		160,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/29/1994	502	Manual	15,000	C				NEW ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
6/13/2019	I & E Return	JO	Jenny O
6/27/2018	Meas/Inspect	HS	Hanne S
3/1/2017	I & E Return	EMK	Ellen K
3/28/2016	I & E Return	EMK	Ellen K
3/20/2009	Meas/Inspect	197	PATRIOT
6/12/2000	Meas/Inspect	263	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
334	Service St.		5208		Sq. Ft.	Site		0	31.	3.21	CA									518,122						518,100	

Total AC/HA:	0.11956	Total SF/SM:	5208	Parcel LUC:	334	Service St.	Prime NB Desc	COMM AVG	Total:	518,122	Spl Credit		Total: 518,100

EXTERIOR INFORMATION

Type:	75 - Service Stat
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	6 - Slab
Frame:	2 - Steel
Prime Wall:	6 - Stucco
Sec Wall:	4 - Vinyl 15 %
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	TAN
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	8		
Prim Int Wal	5 - Minimul		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.25000000
Const Adj.:	0.89273387
Adj $ / SQ:	117.171
Other Features:	5000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	238166
Depreciation:	83358
Depreciated Total:	154808

COMMENTS

CITGO STATION.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	0	BRs:	0	Baths:		HB	2				

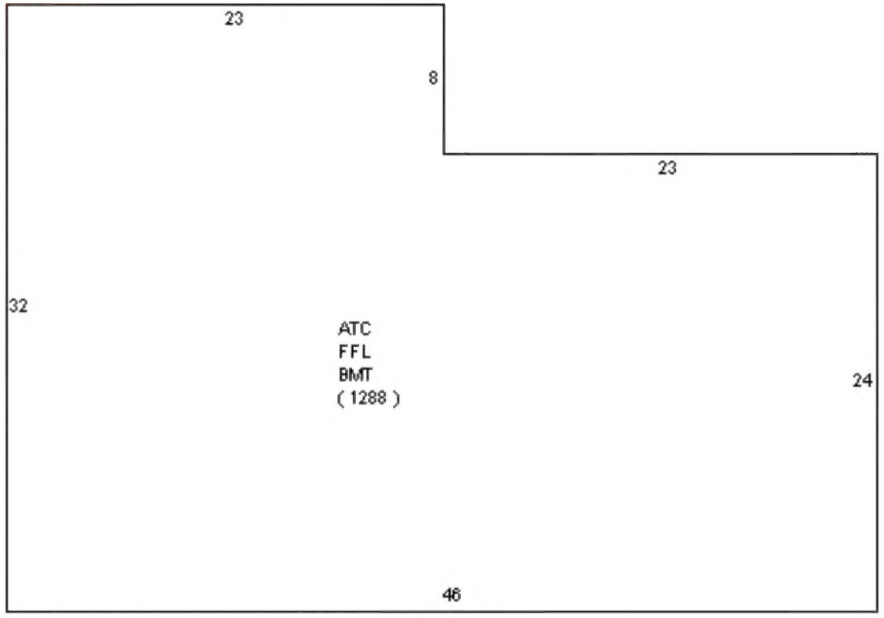
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	117.17
Special Features:	1200	Val/Su Net:	51.54
Final Total:	156000	Val/Su SzAd	89.72

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,288	35.150	45,275
FFL	First Floor	1,288	117.170	150,917
ATC	Attic	451	82.020	36,975

Net Sketched Area:	3,027		Total:	233,167	
Size Ad	1738.7999	Gross Area	3864	FinArea	1288

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	100		

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
71	Tank-IG	D	Y	3	10000	A	AV	1986	2.63	T	26.4	334			58,000			58,000
70	Pump-Double	D	Y	2	1	E	EX	1997	8,750.00	T	7	334			16,300			16,300
75	Lift	A	Y	1	1	A	AV	1985	3,200.00	T	27.2	334			2,300			2,300
78	Lite-Double	D	S	2	1	A	AV	1997	700.00	T	17.6	334			1,200			1,200
84	Sign-Ilum	D	Y	1	44	A	AV	1997	89.20	T	17.6	334			3,200			3,200
77	Lite-Single	D	Y	1	1	A	AV	1997	500.00	T	17.6	334			400			400
80	Totalizer	D	Y	1	1	A	AV	1997	1,000.00	T	17.6	334			800			800

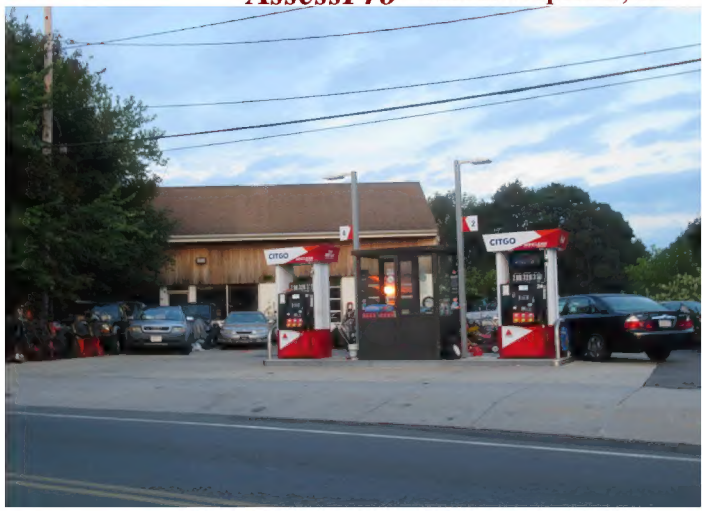
More:	N	Total Yard Items:	81,000	Total Special Featues:	1,200

PARCEL ID

060.0-0005-0011.C

IMAGE

AssessPro Patriot Properties, Inc



Total:	82,200